

**MINUTES OF THE REGULAR MEETING
OF THE
COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY**

January 17, 2012

The Commissioners of the Chicago Housing Authority held its Regular Meeting of the Board of Commissioners on Tuesday, January 17, 2012 at approximately 8:40 a.m. at the Fusco Park Fieldhouse, 1312 south Racine in Chicago, IL.

Chairwoman Z. Scott called the meeting to order and upon roll call, those present and absent were as follows:

Present:	Deverra Beverly Adela Cepeda Mark Cozzi Dr. Mildred Harris Myra King Z. Scott Sandra Young
Absent:	Bridget Reidy

Also present were Charles Woodyard, Chief Executive Officer; Kris Warren, Chief of Staff; Scott Ammarell, General Counsel; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

Upon Motion made and properly seconded, the Commissioners adjourned to Executive Session. Chairwoman Scott, announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately one hour to possibly discuss pending, probable or imminent litigation, personnel related matters, collective negotiating matters, purchase sale and lease of real estate property; establishment of reserves and settlement of claims.

The Commissioners subsequently reconvened in Open Session and Chairwoman Scott thereupon convened the Business and Public portion of the meeting.

Upon Motion made by Commissioner Young and properly seconded by Commissioner Harris, the Committee Minutes for November 9, 2011 and Minutes for the December 20, 2011 Board Meetings were unanimously approved.

Commissioner Adela Cepeda, Chairwoman of the Finance and Audit Committee, then presented the following report. Per Commissioner Cepeda, due to a lack of quorum, the Noticed Joint Finance & Audit and Operations & Facilities Committee Meeting was not held on Wednesday, January 11, 2012. Staff, however, met with Commissioners to brief them on items appearing on the agenda.

Commissioner Cepeda then presented an Omnibus Motion for adoption of the Resolutions for Items A1, A3, A4 and A5.

(Item A1)

The resolution for Item A1 approves the one year contract option extension of Contract No. 1013 with Pedelty Enterprises, LLC for consulting services related to CHA's Strategic Plan. Since 2010, Pedelty Enterprises has assisted the CHA with numerous strategic planning efforts to include the creation of a detailed transition plan that ended the court receivership under the provisions of the Gautreaux vs. CHA order, tactical and strategic planning intervention to support the executive team and the facilitation of Leadership and Board of Commissioner bi-annual retreats. As the CHA plans to recalibrate and revise the Plan for Transformation under the guidance of the newly appointed Chief Executive Officer, this extension option will focus on

ensuring that the current management team is organized to fit the new vision of the agency. This will include an emphasis on Executive Coaching for the Executive team members reporting to the Chief Executive Officer in an effort to further the success of the agency's strategic alignment, and to enhance sound customer service relationships between all levels of partners and agency stakeholders

RESOLUTION NO. 2012-CHA-1

WHEREAS, the Board of Commissioners has reviewed Board Letter dated January 11, 2012, entitled "Authorization to exercise option year one for Contract No. 1013 ("Contract") with Pedelty Enterprises, LLC for Consulting Services related to CHA's Strategic Plan."

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to exercise the one year contract option extension of Contract No. 1013 with Pedelty Enterprises, LLC for consulting services related to CHA's Strategic Plan, from March 1, 2012 through February 28, 2013, in an amount not-to-exceed \$240,000."

(Item A2 – THIS NUMBER NOT USED)

(Item A3)

The resolution for Item A3 approves an Agreement to enter into a Housing Assistance Payment (AHAP) Contract for Boxelder Court, LLC and amend the Housing Assistance Payment (HAP) Contract for Nuestro Hogar. Boxelder Court is a vintage courtyard 18-unit building located at 6205 S. Langley in the Woodlawn neighborhood. The sponsor, Brinshore Development has nearly 20 years of experience and has completed more than 30 tax credit projects comprised of over 2,800 apartments and homes valued at more than \$450 million. The tenant selection plan for the proposed 6 Property Rental Assistance (PRA) units provides a preference for families with severe and persistent mental illness. Thresholds will provide the supportive services to the individuals and families in the proposed PRA units. The remaining 12 unassisted units will be rented to working families. The 6 PRA units are two-bedroom/1 bath units that range from 942-962 square feet. The proposed rents are \$650-\$700/ per month and are comparable with market rents for the neighborhood. Nuestro Hogar consists of 31 units located in two existing multifamily buildings located at 3655 W. Wabansia and 4101 W. Kamerling, both in the Humboldt Park community. There are currently 11 Project Based Voucher (PBV) units at Nuestro Hogar. This resolution amends the existing 30-year HAP contract and adds 1 additional vacant three-bedroom unit thereby making the total number of contract units in Nuestro Hogar 12 (39%). The sponsor, Bickerdike Redevelopment Corporation, has over 42 years of developing and managing affordable housing. The Bickerdike portfolio consists of more than 1,000 affordable units of housing. On October 13, 2010, CHA approved 8 units located in these two buildings selected through the Regional Housing Initiative (RHI) evaluation process. Applicants from CHA's waiting lists will be referred for this unit. The proposed PRA rent is \$1,062/per month and is comparable with market rent units.

RESOLUTION NO. 2012-CHA-2

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated January 11, 2012, requesting authorization to 1) execute an Agreement to Enter into a Housing Assistance Payment (AHAP) Contract for Boxelder Court, LLC; 2) Amend the Housing Assistance Payment (HAP) Contract for Nuestro Hogar; and 3) execute all other documents as may be necessary or appropriate to implement the foregoing.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY:

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to 1) execute an Agreement to Enter into a Housing Assistance Payment (AHAP) Contract for Boxelder Court, LLC; 2) Amend the Housing Assistance Payment (HAP) Contract for Nuestro Hogar; and 3) execute all other documents as may be necessary or appropriate to implement the foregoing.

(Item A4)

The resolution for Item A4 approves an Intergovernmental Agreement (IGA) with the Chicago Police Department (CPD) for supplemental police services for FY2012. The IGA for 2012 provides for the specialized policing programs at Altgeld/Murray, Henry Horner/Westhaven, Lake Park Place, Oakwood Shores, Jackson Square, Parkside/Seward Park and other CHA communities as assigned. These specialized services include: dedicated watches on CHA locations as needed; increased police services including increased foot patrols; customized policing strategy; attendance at monthly community security meetings; monitoring and prevention of gang activities; monitoring of drug and other illegal activities attendance at all court hearings for all arrests made by the police officers. In addition to these services the CPD will continue to provide statistics, and relevant data including crime reports.

RESOLUTION NO. 2012 CHA-3

WHEREAS, the Board of Commissioners has reviewed the Board Letters dated January 11, 2012, entitled, "AUTHORIZATION TO EXECUTE ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF CHICAGO POLICE DEPARTMENT FOR SUPPLEMENTAL POLICE SERVICES FOR FY 2012";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into an Intergovernmental Agreement with the Chicago Police Department for a one (1) year period from January 1, 2012 through December 31, 2012 for amount not-to-exceed \$6,000,000.00 to ensure various CHA sites have supplemental police services

(Item A5)

The Housing For Chicagoans Everywhere (HCE) Program is a component to the CHA's overall revitalization program. The HCE program provides the opportunity for the Selected Respondents to participate as either a mixed-finance developer or turnkey developer. A mixed-finance developer will propose projects utilizing CHA funding as a portion of the project financing during the development of mixed income projects delivering public housing units. Turnkey developers will propose infill housing projects which deliver completed public housing units in a mixed income setting, paid for upon delivery. The HCE RFQ is released on a semi-annual/periodic basis to enable developers to enroll and participate in the program throughout the year. CHA advertised a Request for Qualification (RFQ) in August 2011. The RFQ was advertised in area newspapers and on CHA's website. Five Qualifications were received for Mixed Finance Method and one for the Turnkey Method. These two development methods attract a wide range of small and large Developers. After the committee completed its analysis of the Qualifications for Mixed Finance and Turnkey Method, three firms scored within that range for the Mixed Finance Method: The Michaels Development Company; McCormack Baron Salazar, Inc.; and Boulevard Group and Mercy Housing Lakefront. Turnstone Development Corporation and DSR Group, Inc. were selected for the Turnkey Method. Accordingly, the resolution for Item A5 authorizes the Chief Executive Officer to establish and maintain the below list of pre-qualified housing developers and development teams.

RESOLUTION NO. 2012-CHA-4

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated January 11, 2012, entitled, "Authorization to establish and maintain a list of pre-qualified housing developers and development teams for the Housing For Chicagoans Everywhere ("HCE") Program to provide replacement housing units to the Chicago Housing Authority for public housing eligible families."

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to establish and maintain the list below of pre-qualified housing developers and development teams for the Housing For Chicagoans Everywhere ("HCE") Program to provide replacement housing units to the Chicago Housing Authority for public housing eligible families.

Mixed Finance Developers	Turnkey Method Developer
Boulevard Group and Mercy Housing Lakefront	Turnstone Development Corporation and DSR Group, Inc. (Joint Venture)
McCormack Baron Salazar Inc.	
The Michaels Development Company	

The Motion to adopt resolutions for Items A1, A3, A4 and A5 was seconded by Commissioner Young and the voting was as follows:

Ayes: Deverra Beverly
 Adela Cepeda
 Mark Cozzi
 Dr. Mildred Harris
 Myra King
 Z. Scott
 Sandra Young

Nays: None

There being no questions or discussion, Chairwoman Scott thereupon declared said Motion carried and said resolutions adopted.

Commissioner Sandra Young, Chairwoman of the Tenant Services Committee, then presented her report. Per Commissioner Young, due to a lack of quorum, the Tenant Services Committee scheduled for January 11th was cancelled. Staff, however, met with Commissioners and provided background information on the items listed on the agenda.

Commissioner Young then presented an Omnibus Motion for adoption of the Resolutions for Items B1 and B2.

(Item B1)

The resolution for Item B1 approves an intergovernmental agreement with the City Colleges of Chicago (CCC) to support self-sufficiency for families by creating a continuum of education and training opportunities that allow CHA residents to advance over time to progressively higher levels of education, and obtain certification and employment that should ultimately result in better paying careers in areas of economic importance. Under the IGA, existing degree and certification programs have continued to be made available to CHA residents at no cost in a variety of industries. In addition, CHA and CCC have collaborated to develop specialized training programs (e.g. Pathways to Green Jobs) that have enabled residents needing more extensive educational support to move towards entry into degree and certification programs or directly to employment. This IGA also provides funding for three part-time coordinators at CCC who are dedicated to support residents as they attend educational programs. As of December 2011, 233 residents have completed a degree/certificate program and an additional 108 are currently enrolled in programs. In addition, 93% of 2011 program registrants have completed or still remain in their degree/certificate program, an 8% increase in retention from 2010. CCC staff have conducted educational sessions with CHA case management providers (e.g. FamilyWorks), and over 510 residents have attended an orientation.

RESOLUTION NO. 2012-CHA-5

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated January 11, 2012, entitled, "RECOMMENDATION TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH THE CITY COLLEGES OF CHICAGO FOR EDUCATIONAL SERVICES";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer, or his designee, to enter into an intergovernmental agreement with the City Colleges of Chicago ("IGA") for the period of January 1, 2012 through December 31, 2012 in an amount not-to-exceed \$1,000,000.

(Item B2)

The CHA released a Request For Proposal in September 2011 to solicit consultants and/or firms to coordinate subsidized employment opportunities for CHA adults at Summer Food Service Program (SFSP) and Golden Diner Program GDP sites. The RFP was advertised in the Chicago area newspapers, the CHA website, and BuySpeed. The CHA also directly solicited 292 firms,

including 75 MBE/WBE/DBE firms. Of the three proposals received, it was determined that Educational Data Systems, Inc. (EDSI) would provide the best overall service and value to CHA. The SFSP provides a nutritious breakfast and lunch to children between the ages of 3 to 18. The GDP provides nutritious full-course meals for seniors age 60 and older (and their spouse of any age) who may have limited mobility and lack the incentive to prepare meals and eat alone. EDSI currently operates Chicago ServiceWorks, the City's Workforce Center for Businesses in the Hospitality/Service sector. Additionally, EDSI has collaborated with CHA FamilyWorks providers to provide staff with training and education on hotel, restaurant, retail, customer service jobs and related employment services, and has received contracts to provide employment services through the Partnership for New Communities' Opportunity Chicago. EDSI will work with residents to improve job skills, secure training and employment within the hospitality sector through these work experience programs. Accordingly, the resolution for Item B2 approves award of contract to EDSI to provide training and employment placement services for the Summer Food and Golden Program sites.

RESOLUTION NO. 2012-CHA-6

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated January 11, 2012, entitled "AUTHORIZATION TO ENTER INTO A CONTRACT WITH EDUCATIONAL DATA SYSTEMS, INC. TO PROVIDE TRAINING AND EMPLOYMENT PLACEMENT AT SUMMER FOOD AND GOLDEN DINER PROGRAM SITES"

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with Educational Data Systems, Inc. for a 2 year base term in an amount not-to-exceed \$2,712,398.00, and with 2 one-year options, to provide training and subsidized work experiences for CHA residents at the Summer Food Service Program and Golden Diner Program sites.

The Motion to adopt resolutions for Items B1 and B2 was seconded by Commissioner Harris and the voting was as follows:

Ayes:	Deverra Beverly Adela Cepeda Mark Cozzi Dr. Mildred Harris Myra King Z. Scott Sandra Young
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Nays:	None
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There being no questions or discussion, Chairwoman Scott thereupon declared said Motion carried and said resolutions adopted.

Mr. Woodyard, Chief Executive Officer, commenced his report by announcing the Recalibration of the Plan for Transformation. Per the CEO, over the next few months, CHA will undertake an extensive effort to engage a wide spectrum of stakeholders and experts who are involved and affected by the Plan for Transformation. There will be a series of input sessions led by external facilitators that are designed to capture lessons learned and best practices from the first 12 years of the Plan For Transformation. The CEO concluded his remarks by inviting the public at large to leave their contact information at the Sign-in desk so they could be alerted to the launching of CHA's website that will report on the progress of the Plan For Transformation 2.0.

Chairwoman Scott then invited residents and the public at large to address the Board.

There being no further business to come before the Commissioners, upon Motion made, seconded and carried, the meeting of the Board of Commissioners was adjourned

s/b: Z. Scott
Chairwoman, Chicago Housing Authority

s/b: Lee Chuc-Gill, Custodian and
Keeper of Records